

VA Form 26-6318c (Home Loan)  
Nov. 1974. Use optional.  
Section 1810, Title 38 U.S.C.  
Acceptable to Federal National  
Mortgage Association.

MARYLAND

PURCHASE MONEY  
**DEED OF TRUST**

Aug 2 11 54 AM 1977  
Recorded & Ex'd per Charles C. Keller, CLK

THIS DEED, made this 1st day of August, 1977, by and between

JOHN C. WALTER

party of the first part, and FRANK SPINETTA and CAROL J. TOMASI, Trustee,  
as hereinafter set forth, party of the second part:

WHEREAS, the party of the first part is justly indebted unto COLONIAL MORTGAGE CORPORATION OF  
a Maryland Corporation  
D.C.,/whose post office address is 1101 - 17th Street, N.W., Washington, D. C., 20036

, a corporation organized and existing  
under the laws of the State of Maryland, in the principal sum of FORTY THREE THOUSAND-----  
Dollars (\$43,000.00), with interest from date at  
the rate of eight and one-half per centum ( 8.50 %) per annum on the unpaid balance until paid,  
for which amount the said party has signed and delivered a certain promissory note bearing even date here-  
with and payable in monthly installments of Three Hundred Thirty and 67/100-----Dollars  
(\$ 330.67 ), commencing on the first day of October, 1977, and continuing on the  
first day of each month thereafter until the principal and interest are fully paid, except that the final pay-  
ment of principal and interest, if not sooner paid, shall be due and payable on the first day of September,  
2007.

AND WHEREAS, the party of the first part desires to secure the prompt payment of said debt, and in-  
terest thereon, when and as the same shall become due and payable, and all costs and expenses incurred in  
respect thereto, including reasonable counsel fees incurred or paid by the said party of the second part or  
substituted Trustee, or by any person hereby secured, on account of any litigation at law or in equity  
which may arise in respect to this trust or the property hereinafter mentioned, and of all money  
which may be advanced as provided herein, with interest on all such costs and advances from the  
date thereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that the party of the first part, in consideration of  
the premises, and of one dollar, lawful money of the United States of America, to  
"the parties of the first part" in hand paid by the party of the second part, the  
receipt of which, before the sealing and delivery of these presents, is hereby acknowledged, has granted  
and conveyed, and does hereby grant and convey unto the party of the second part, as Trustee, its succes-  
sors and assigns, the following-described land and premises, situate in the county of Frederick and  
State of Maryland, to wit: All that lot or parcel of land situate, lying and being in the  
Town of Brunswick, Frederick County, Maryland, on the West side of Maryland Avenue  
(formerly called Middle Street and Second Street) having for the beginning of the  
outlines thereof a point at the end of 42 feet on a line drawn South 12-1/2° West from  
the Northeast corner of Lot No. 44 as shown on the Plat of Berlin recorded in Liber  
W.R. No. 11 at Folio 288, one of the Land Records of Frederick County, Maryland, and  
running thence by and with the West side of said Maryland Avenue South 12-1/2° West a  
distance of 27-1/4 feet, thence North 77-1/2° West 72 feet, thence North 12-1/2° East  
6-1/4 feet, thence North 77-1/2° West 20 feet, thence North 12-1/2° East 21 feet, and  
thence South 77-1/2° East 92 feet to the place of beginning.

BEING all and the same real estate which was conveyed unto James H. Haley, III,  
and Sara G. Haley, his wife, by a Deed from Ivan R. Huffer, dated June 21, 1971, and  
recorded among the Land Records of Frederick County, Maryland, in Liber 840, Folio 622.

AND ALSO BEING all and the same real estate which was conveyed unto John C.  
Walter by a Deed from James H. Haley, III, and Sara G. Haley, his wife, bearing even  
date herewith and recorded, or intended to be recorded, prior hereto among the aforesaid  
Land Records.

together with all the improvements in anywise appertaining, and all the estate, right, title, interest, and  
claim, either at law or in equity, or otherwise however, of the party of the first part, of, in, to, or out of the  
said land and premises; and all fixtures now or hereafter attached to or used in connection with the prem-  
ises herein described and in addition thereto the following described household appliances, which are, and  
shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebted-  
ness herein mentioned; including but not limited to: Dishwasher, Washer, TV Antenna,  
Draperies, Range, Refrigerator.

16.00

Exhibit "A"

Exhibit  
Filed June 21, 1978